

**MINUTES**  
**LAKE COUNTY ZONING BOARD**  
**September 7, 2011**

The Lake County Zoning Board met on Wednesday, September 7, 2011 in the Commission Chambers on the second floor of the County Administration Building to consider petitions for Rezoning.

The recommendations of the Lake County Zoning Board will be transmitted to the Board of County Commissioners for their public hearing to be held on Tuesday, September 27, 2011 at 9 a.m. in the Commission Chambers on the second floor of the County Administration Building, Tavares, Florida.

**Members Present:**

Timothy Morris, Vice Chairman	District 1
Ted DeWitt	District 2
Lorenzo G. John Ameri	District 3
Rick Gonzalez	District 4
Paul Bryan, Chairman	District 5
Jim Miller	School Board Representative
Kasey Kesselring	At-Large Representative

**Members Not Present:**

John Childers	Ex-Officio, Nonvoting Military Representative
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**Staff Present:**

Steve Greene, AICP, Chief Planner, Planning and Community Design Division  
Jennifer Cotch, Environmental Specialist, Planning and Community Design Division  
Ross Pluta, Engineer III, Public Works  
Aziza Bryson, Public Hearing Coordinator, Planning and Community Design Division  
Ann Corson, Office Associate IV, Planning and Community Design Division  
Erin Hartigan, Assistant County Attorney

Chairman Bryan called the meeting to order at 9:03 a.m. He led in the Pledge of Allegiance and Rick Gonzalez gave the invocation. Chairman Bryan noted that a quorum was present. He confirmed the Proof of Publication for each case as shown on the monitor and that this meeting had been noticed pursuant to the Sunshine Statute.

Chairman Bryan explained the procedure for hearing cases on the consent and regular agendas. He stated that all exhibits presented at this meeting by staff, owners, applicants, and those in support or opposition must be submitted to the Public Hearing Coordinator prior to proceeding to the next case. He added that this Board is a recommending board only, and the Board of County Commissioners will be hearing these cases later this month when a final determination will be made.

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<u>CASE NO.:</u>	<u>OWNER/APPLICANT/AGENT/PROJECT</u>	<u>AGENDA NO.</u>
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Opening Discussion

Consideration of Minutes	August 3, 2011
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Agenda Discussion

REGULAR AGENDA:

PH #14-11-3	Dewey Robbins Road, LLC/George Kramer, AECOM Dewey Robbins Road, LLC PUD Rezoning	1
PH #15-11-3	BLR – 561, LLC/George Kramer, AICP, LEED, AP Highway 561 – BLR Property	2

Adjournment

**OPENING DISCUSSION**

Chairman Bryan welcomed the two new Zoning Board members, Mr. Ted DeWitt and Mr. John Ameri.

**MINUTES**

**MOTION** by Tim Morris, **SECONDED** by Kasey Kesselring to **APPROVE** the August 3, 2011 Lake County Zoning Board Public Hearing minutes, as submitted.

**FOR:** Kesselring, Morris, Miller, Bryan, Gonzalez, DeWitt, Ameri

**ABSENT:** None

**AGAINST:** None

**NOT PRESENT:** Childers

**MOTION CARRIED:** 7-0

**AGENDA DISCUSSION**

Steve Greene, Chief Planner, recommended that both cases on the regular agenda be moved to the consent agenda. He explained that staff and the applicant had come to an agreement regarding the proposed revisions for PH #14-11-3 and PH #15-11-3.

Chairman Bryan noted that several Speaker Request Cards had been filled out by members of the audience in regards to both items on the regular agenda. In regards to PH #14-11-3, agenda item #1, Chairman Bryan asked Ms. Sheryl Patterson, concerned citizen, if she would like staff to present their full case presentation or if she would like to ask a question that staff could possibly answer.

Sheryl Patterson, neighbor, stated that she wanted more information about the plans for the subject property. She also stated that in an effort to keep problems from happening she would like to know how this rezoning will affect the zoning on her property.

Erin Hartigan, Assistant County Attorney, advised that considering her concerns, the case should remain on the regular agenda.

In regards to PH #15-11-3, agenda item #2, Chairman Bryan asked Ms. Linda Lee McClellan, concerned citizen, if she would like staff to present their full case presentation or if she would like to ask a question that staff could possibly answer.

Linda Lee McClellan, concerned citizen, mentioned that she lives in a flood zone. She stated that her concern was water runoff coming down onto her property. Mr. Greene addressed her concerns and informed her of the requirements that are in place in order to prevent water runoff onto her property. He also stated that Storm Water Management should help to alleviate some of her concerns.



Anthony Nardella, Esq., a lawyer from Zimmerman, Kiser, & Sutcliffe P.A., stated that he was representing RAEJ, LLC, who owns the parcel just to the south of Ms. Linda Lee McClellan. He informed the Board that his client had concerns in regards to some discrepancies in reference to the boundary lines of his property and wanted to ensure that no part of the rezoning would affect his property.

Chairman Bryan stated that PH #15-11-3, agenda item #2, would remain on the consent agenda and called for a motion.

### **CONSENT AGENDA**

PH #15-11-3                      BLR – 561, LLC/George Kramer, AICP, LEED, AP                      2  
Highway 561 – BLR Property

**MOTION by Kasey Kesselring, SECONDED by Tim Morris to recommend APPROVAL of the consent agenda, consisting of agenda item 2.**

**FOR:                      Morris, Bryan, Gonzalez, Kesselring, Miller, DeWitt, Ameri**

**ABSENT:                None**

**AGAINST:              None**

**NOT PRESENT:        Childers**

**MOTION CARRIED: 7-0**

### **REGULAR AGENDA**

**CASE NO:                PH# 14-11-3                      AGENDA NO.                1**

**OWNER:                    Dewey Robbins Road, LLC**

**APPLICANT:              George Kramer, AECOM**

**PROJECT NAME:        Dewey Robbins Road, LLC PUD Rezoning**

Jennifer Cotch, Environmental Specialist, presented the case and staff's recommendation for approval. She stated that the applicant would like to rezone approximately 203 acres from Agriculture (A) to Planned Unit Development (PUD) to construct 40 single family homes; a subdivision that will allow non-intensive agricultural uses. She stated that the property is located in the Howey-in-the Hills Area. Ms. Cotch referenced the memo that was provided to the Board on September 2, 2011, stating that since the memo was provided, staff and the applicant had reached an agreement and the memo was no longer necessary.

George Kramer, AECOM, the Applicant, pointed out that due to the rural character of the area, they will be keeping the current density. In addition to keeping the density, he stated that there will be a 150 ft. buffer around the perimeter of the property; giving additional distance to any existing property owners and future development. Addressing the concerns in regards to storm water runoff, he pointed out that with the impervious surface ratio and the low density, any storm water plans can be adequately accommodated.

Kasey Kesselring, a Board member, and Chairman Bryan both confirmed that there would be no development such as high-rises or apartments. Mr. Kramer confirmed that there would not be any development like that.

Ms. Patterson asked a question in regard to taxes. Ms. Hartigan advised the Board that taxes are not criteria to be considered before the Board. Ms. Patterson also asked what she could do to stay informed about what is going on.

Chairman Bryan informed Ms. Patterson that the Zoning Board is a recommending body and that she could attend the Board of County Commissioner's hearing where they will have final authority on any decisions regarding the case. Ms. Cotch also informed that the Growth Management Department, Division of Planning and Community Design, has a development tracker on the county website where the public can monitor any of the applications that come into the division and their progress.

**MOTION by Kasey Kesselring, SECONDED by Rick Gonzalez to recommend APPROVAL of PH #14-11-3, the request to rezone approximately 200 acres from Agriculture (A) to Planned Unit Development (PUD) to provide a rural residential subdivision at a density of one dwelling unit per five acres.**

**FOR:** Kesselring, Gonzalez, Bryan, Miller, Morris, DeWitt, Ameri

**ABSENT:** None

**AGAINST:** None

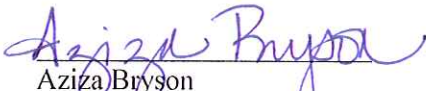
**NOT PRESENT:** Childers

**MOTION CARRIED: 7-0**

#### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:32 a.m.

Respectfully submitted,

  
Aziza Bryson  
Public Hearing Coordinator

  
Paul Bryan  
Chairman